Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant  
NCC (Property Asset Management)  
John Dryden House  
8-10 The Lakes  
Northampton  
NN4 7DA

Name and address of agent (if any)  
Architecture Initiative  
4 John Prince's Street  
London  
W1G 0JL

Part I - Particulars of application

Date of Application  
16th February 2016

Application No.  
NCC Ref: 15/00099/CCDFUL  
NBC Ref: N/2016/0242

Particulars and location of development

Installation of three single storey temporary modular buildings to provide 12 classrooms and support accommodation for up to 360 pupils, and associated temporary external works at the Former Royal Mail Sorting Office, 55 Barrack Road, Northampton, Northamptonshire, NN1 1AA

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

Duration and Cessation

1. This permission shall be limited to a period of time expiring 30 September 2018. The mobile classroom units shall be removed no later than this date, or at an earlier date if no longer required for the purposes for which they were installed, and the site shall be restored to its former condition within a further 28 days.

Reason: To ensure the temporary nature of the permitted use and in the interests of visual amenity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
Scope of the Permission

2. Except as otherwise required by conditions attached to this planning permission, the development hereby permitted shall be carried out in accordance with the following approved documents and plans:

Planning Documents

- Application Forms dated 17 December 2015
- Planning Statement dated January 2016
- Design and Access Statement dated December 2015

Drawings

- Drawing No. NIA-001 Temp Accommodation Location Plan
- Drawing No. NIA-002 Temp Accommodation Existing Block Plan
- Drawing No. NIA-003 Temp Accommodation Proposed Site Plan
- Drawing No. NIA-004 Temp Accommodation Proposed Plans
- Drawing No. NIA-005 Temp Accommodation Proposed Elevations
- Drawing No. NIA-006 Temp Accommodation Access Plan

Technical Information

- Arboricultural Report, ref. 15-2362 3614 12 Version 2, dated December 2016 prepared by Lockhart Garratt Ltd
- Drainage Strategy dated December 2015 prepared by Morph Structures
- Extended Phase 1 Survey Report, ref. 15-2202 3614 12 Version 2, dated December 2015 prepared by Lockhart Garratt Ltd
- Transport Statement, ref. ST16381-001/001, dated December 2015 prepared by JMP Consultants Ltd
- Transport Statement Addendum, ref. ST16381-002/002, dated May 2016 prepared by JMP Consultants Ltd
- Arrival/Departure Outline Management Plan prepared by EMLC Academy Trust

Reason: For the avoidance of doubt and in the interests of amenity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

Hours of Construction

3. All construction works shall be confined to the hours of 7.30am to 5.30pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays, with no works on Sundays, Bank or Public Holidays.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

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Materials

4. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with those detailed in the application.

Reason: In the interest of the appearance of the school and the visual amenities of the area having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Noise

5. Within fourteen days of the date of this permission, a scheme shall be submitted and agreed with the County Planning Authority that specifies the external & internal sources of noise including plant on the site and the provisions to be made for its control. The scheme(s) agreed shall be implemented prior to the development coming into use and the applicant shall demonstrate that the scheme(s) agreed has achieved its design criteria and the agreed scheme(s) shall be retained thereafter.

Reason: In order to safeguard the amenities of adjoining/nearby residential occupiers safety having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Drainage

6. The proposed development shall be undertaken in compliance with the recommendations as detailed in the submitted Drainage Strategy dated December 2015 prepared by Morph Structures and shall be implemented in accordance with these details.

Reason: To prevent the increased risk of flooding and to prevent pollution of the water environment having regard to Policies BN7 and BN9 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Ecology

7. The proposed development shall be undertaken in compliance with the recommendations as detailed in Section 5 of the Extended Phase 1 Survey Report, ref. 15-2202 3614 12 Version 2, dated December 2015 prepared by Lockhart Garratt Ltd and shall be implemented in accordance with these details.

Reason: To avoid any detrimental impact upon ecology having regard to Policy BN2 of the West Northamptonshire Joint Core Strategy (2014).

Arboricultural Method Statement

8. The proposed development shall be undertaken in compliance with the recommendations as detailed in the submitted Arboricultural Report, ref. 15-2362 3614 12 Version 2, dated December 2016 prepared by Lockhart Garratt Ltd and shall be implemented in accordance with these details.

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Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity and biodiversity, having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Travel Plan

9. Prior to the occupation and use of the development hereby permitted, a School Travel Plan including the measures as detailed in the submitted Arrival/Departure Outline Management Plan shall be submitted to the County Planning Authority for approval in writing by the County Planning Authority in consultation with the Highway Authority. The approved travel plan shall be implemented by the school and the first review shall take place within 3 months of occupation of the development hereby permitted and thereafter subsequently reviewed on an annual basis and updated where appropriate to reflect any changes in circumstances, and submitted to the County Planning Authority for approval in writing.

Reason: To reduce the number of car borne journeys related to the development and to encourage the use of means of transport other than the private car having regard to Policies C2 and S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Cycle Provision

10. Details of the location and number of covered cycle parking spaces shall be as shown on Drawing No. NIA-003 unless otherwise agreed in writing with the County Planning Authority and implemented within one month of occupation and use of the development. This provision shall be monitored and reviewed on an annual basis alongside the school travel plan and additional spaces be provided if the results of the annual review demonstrate that there is an insufficient number of spaces to meet peak demand.

Reason: To ensure that an appropriate number of cycle spaces shall be provided having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Informative(s)

1. Prior to the commencement of any site works, all occupiers of potentially sensitive properties surrounding the site should be notified in writing of the nature and duration of works to be undertaken, and the name and address of a responsible person, to whom enquiries/complaints should be directed.

2. If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Section, Planning Services, Floor 3, County Hall, Guildhall Road, Northampton, NN1 1AX (Tel: 01604 366700) for advice on the appropriate procedure.

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3. The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.

4. The applicant’s attention is drawn to the protection given to breeding birds under the Wildlife and Countryside Act 1981. To avoid contravening the relevant provisions of the Act it would be advisable to avoid carrying out any work that might damage an active nest during the bird breeding season (March to September inclusive) or to ensure that an appropriate inspection is undertaken by a competent person to ensure that no breeding birds will be adversely affected.

Positive and Proactive Statement

In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

Date: 15-8-2016
Signed: [Signature]

For Assistant Director of Environment, Planning and Transport

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